



MINUTES
Economic Development Authority
July 20, 2021

CALL TO ORDER

The Economic Development Authority meeting was called to order at 6:00 pm.

Present: Chair: Jahn Dyvik; Board: Tim Hultmann, Mike Feldmann, Gina Joyce, and Charlie Miner

Staff Present: Executive Director/City Administrator: Scott Weske; City Attorney: John Thames; and City Clerk: Jeanette Moeller

Absent: Board: Deirdre Kvale (with prior notice), Lori Goodsell (with prior notice)

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

A motion was made by Miner, seconded by Feldmann, to approve the agenda. Ayes: all.

CONSENT AGENDA

- A. Approve Minutes of June 29, 2021 Special Economic Development Authority Meeting
- B. Approve Minutes of July 12, 2021 Special Economic Development Authority Meeting

A motion was made by Miner, seconded by Joyce, to approve the Consent Agenda, as presented. Ayes: all.

OPEN CORRESPONDENCE

No one was present to address the EDA during Open Correspondence.

BUSINESS ITEMS

Consider Ending Executive Negotiations with Valerian, LLC, Spell Capital Partners and DJR Architecture for the Property Located at 1905 Wayzata Boulevard W

Executive Director Weske reviewed the background of prior EDA action to enter into executive negotiations with Valerian, LLC, Spell Capital Partners and DJR Architecture for a potential project at 1905 Wayzata Boulevard W. He stated that the City had not heard from them for a few months so Chair Dyvik had reached out to see if they were still interested, and the response from Valerian, LLC was that they had tried but would be unable to accommodate the City's zoning and design requirements. He indicated staff is recommending ending the executive negotiation period and reopening acceptance of applications from other interested parties.

Chair Dyvik confirmed that he had reached out to them last week and the response was that they just would not be able to get to what the EDA and the City were looking for. He added that Mr. Margulies from Valerian did say that if the situation changes, they would be delighted to revisit the project because they feel it is a great location.

A motion was made by Feldmann, seconded by Joyce, to approve ending executive negotiations with Valerian, LLC, Spell Capital Partners, and DJR Architecture for the City owned property located at 1905 Wayzata Boulevard W, thereby opening up the ability to receive other development proposals for the site. Ayes: all. Motion carried.

OTHER EDA BUSINESS

Interest in 1905 Wayzata Boulevard W Property - City Clerk Moeller reported that the City has been in conversation for a potential retail, public type of use that may be interested in the 1905 Wayzata Boulevard W property. The interested party's proposal would likely involve a small building footprint and would be oriented towards a beverage type service.

Board member Feldmann inquired about the deed restrictions on the site and when they may expire.

City Attorney Thames responded that the convenience store restrictions have already expired as of March and the remaining ones are environmental related. He reviewed a general list of the restrictions that are still on the site and what uses may be feasible.

Closing on Purchase of Virginia Avenue Property – Thames confirmed closing on the purchase of the City and privately owned properties on Virginia Avenue was completed on July 13, 2021.

ADJOURN

Hearing no objection, Chair Dyvik adjourned the meeting by general consent at 6:15 pm.

Respectfully submitted,
Scott Weske, Executive Director